Box 13

#47912

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

G-9327-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,450.00

Mary Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2002

Beth Pitt
Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Rivas (NAME)	Volunteer Trust Mortgage (NAME)	MAP 43-9
328 Cumberland Drive (ADDRESS)	301 South Perimeter Park Drive (ADDRESS)	PARCEL 162
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	11D57500

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy Martin Phipps and wife, Betty Jean W. Phipps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Rivas and wife, Blanca Rubia Carabantes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 of Block "C" on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County.

Said Lot No. 32 fronts 101 feet on the southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Billy Martin Phipps and wife, Betty Jean W. Phipps by deed from Kenneth W. Butler and wife, Shelia Kaye Butler of record in Book 4414, Page 555, Register's Office for Davidson County, Tennessee.

Betty W. Phipps executes this instrument as Attorney-in-Fact on behalf of Billy M. Phipps, pursuant to the Power of Attorney recorded in Book 9404, Page 986, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/08/03 12:13 2pgs
Fees:13.00 Taxes:356.87

20030108-0003375

unimproved ( )
This is improved (X) property, known as 328 Cumberland Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20th day of December, 2002

Billy Martin Phipps
By: Billy Martin Phipps
Betty W. Phipps, Attorney-in-fact

Betty Jean W. Phipps
Betty Jean W. Phipps

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~/BILLY/MARTIN/PHIPPS/and/WIFE/~~ Betty Jean W. Phipps

the bargainor ~~B/~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of December, 2002.

Commission expires 10/25/03

Notary Public

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty W. Phipps, to me known to be the person who executed the foregoing instrument on behalf of Billy M. Phipps, and acknowledged that Betty W. Phipps executed the same as the free act and deed of said Billy W. Phipps.

Witness my hand and official seal at office, this December 20, 2002.

Notary Public

My Commission expires: 10/25/03

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE